

Fill in this information to identify the case:

Debtor name Sage Group, LLC

United States Bankruptcy Court for the: DISTRICT OF OREGON

Case number (if known) 18-30949-dwh11

Check if this is an amended filing

Official Form 202

## Declaration Under Penalty of Perjury for Non-Individual Debtors

12/15

An individual who is authorized to act on behalf of a non-individual debtor, such as a corporation or partnership, must sign and submit this form for the schedules of assets and liabilities, any other document that requires a declaration that is not included in the document, and any amendments of those documents. This form must state the individual's position or relationship to the debtor, the identity of the document, and the date. Bankruptcy Rules 1008 and 9011.

**WARNING --** Bankruptcy fraud is a serious crime. Making a false statement, concealing property, or obtaining money or property by fraud in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

### Declaration and signature

I am the president, another officer, or an authorized agent of the corporation; a member or an authorized agent of the partnership; or another individual serving as a representative of the debtor in this case.

I have examined the information in the documents checked below and I have a reasonable belief that the information is true and correct:

- Schedule A/B: Assets—Real and Personal Property* (Official Form 206A/B)
- Schedule D: Creditors Who Have Claims Secured by Property* (Official Form 206D)
- Schedule E/F: Creditors Who Have Unsecured Claims* (Official Form 206E/F)
- Schedule G: Executory Contracts and Unexpired Leases* (Official Form 206G)
- Schedule H: Codebtors* (Official Form 206H)
- Summary of Assets and Liabilities for Non-Individuals* (Official Form 206Sum)
- Amended Schedule 20 Largest Unsecured Claims**
- Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders* (Official Form 204)
- Other document that requires a declaration

I declare under penalty of perjury that the foregoing is true and correct.

Executed on April 10, 2018

X /s/ John Patrick Lucas

Signature of individual signing on behalf of debtor

John Patrick Lucas

Printed name

Manager

Position or relationship to debtor

Fill in this information to identify the case:

Debtor name	Sage Group, LLC
United States Bankruptcy Court for the:	DISTRICT OF OREGON
Case number (if known):	18-30949-dwh11

Check if this is an  
amended filing

## Official Form 204

### Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Greg Law Landscape 15780 SW 133rd Tigard, OR 97224		Contract				\$8,500.00
Internal Revenue Service Centralized Insolvency Solutions PO Box 7346 Philadelphia, PA 19101		Precautionary				\$0.00
Jordan Ramis, PC 2 Centerpointe Dr., Suite 600 Lake Oswego, OR 97035		Attorney's Fees				\$66,959.00
Mark Shoff c/o Joseph Mabe 1200 SW Main St. Portland, OR 97205		Phase #2 Property 11571 SW Toulouse St. Wilsonville OR 97070 (also secured by Phase I property owned by Chateau Villabois, LLC)		\$126,074.96	\$800,000.00	\$126,074.96
ODR - Bkcy 955 Center NE #353 Salem, OR 97301		Precautionary				\$0.00

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services,	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Pacific Northwest Land Development c/o Dunn Carney, LLP 851 SW 6th Ave., Suite 1500 Portland, OR 97204		Phase #2 Property 11571 SW Toulouse St. Wilsonville OR 97070 (also secured by Phase I property owned by Chateau Villabois, LLC)		\$151,634.80	\$800,000.00	\$25,406.50
Paul Sandland Trust c/o Robert Smejkal, PC POB 1758 Eugene, OR 97440		Precautionary				\$0.00
Steve Koski c/o Dunn Carney, LLP 851 SW 6th Ave., Suite 1500 Portland, OR 97204		Phase #2 Property 11571 SW Toulouse St. Wilsonville OR 97070 (also secured by Phase I property owned by Chateau Villabois, LLC)		\$73,028.00	\$800,000.00	\$73,028.00
Steve Koski c/o Dunn Carney, LLP 851 SW 6th Ave., Suite 1500 Portland, OR 97204		Phase #2 Property 11571 SW Toulouse St. Wilsonville OR 97070 (also secured by Phase I property owned by Chateau Villabois, LLC)		\$35,331.16	\$800,000.00	\$35,331.16
Western Land Holding I, LLC c/o DCA Administrative Services, LLC, RA 851 SW Sixth Ave., Suite 1500 Portland, OR 97204		Precautionary				\$0.00

Ted A. Troutman, OSB #844470  
Troutman Law Firm, PC  
5075 SW Griffith Dr., Suite 220  
Beaverton, OR 97005  
(503) 292-6788  
[tedtroutman@sbcglobal.net](mailto:tedtroutman@sbcglobal.net)

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE DISTRICT OF OREGON**

In Re )  
Sage Group, LLC, ) Case No. 18-30949-dwh11  
 )  
 ) **CERTIFICATE OF SERVICE**  
 )

I, Lisette Barajas, Declare as follow:

I certify that on **April 11, 2018**, I served, by **first class mail**, a full and true copy of the attached **Amended List of Creditors Holding 20 Largest Unsecured Claims, Labels of the 20 Largest Unsecured Creditors, Amended Declaration Under Penalty of Perjury for Non-Individual Debtors and Certificate of Service** on the following by causing a copy thereof to be placed in a sealed envelope, postage prepaid, addressed as shown below, in the U.S. Mail at Beaverton, Oregon on the date indicated below:

**Sage Group, LLC  
16869 SW 65<sup>th</sup> Ave #303  
Lake Oswego OR 97035**

**Office of the United States Trustee  
620 SW Main Street, Suite 213  
Portland OR 97205**

Dated: April 11, 2018

/s/ Lisette Barajas  
Lisette Barajas, Legal Assistant to  
Ted A. Troutman